



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2408673
Applicant Name: Duncan Hollomon
Address of Proposal: 7014 18th Avenue SW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 5,520 square feet and B) 5,931 square feet. The existing garage will be removed.

The following approval is required:

Short Subdivision – to create two parcels of land (SMC Chapter 23.24).

BACKGROUND DATA

Zoning: SF 5000
Date of Site Visit: February 25, 2005
Uses on Site: Single family residence

Substantive Site Characteristics: This 11,181 square foot lot is located in West Seattle two blocks east of Delridge Way SW. The site is developed with a single family residence and a detached garage. The garage is proposed to be demolished and a surface parking space will be created on Parcel A with vehicle access from an easement across Parcel B. A covered concrete patio at the rear of the existing house on Parcel A will be removed. Parcel B will have an L-shape with 20 feet of street frontage on 18th Avenue SW. Parcel A will have 72.10 feet of street frontage and will generally have a

rectangular shape except for the bend in the rear lot line. There are trees along the north and south property lines. However, they are not listed as exceptional trees and the short plat proposal maximizes the retention of trees on the site.

Public Comment: One comment letter expressing support for the short plat was received during the comment period which ended January 19, 2005.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in an environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ___ of ___."
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
3. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.
5. Provide a usable parking pad and legally remove the covered patio on Parcel A.

Signature: _____ (signature on file) Date: June 16, 2005

Malli Anderson, Land Use Planner
Department of Planning and Development

MA: ga

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